SCALE: 1" = 20'VESTING TENTATIVE SHEET 1 OF 1 SHEET TRACT NO. 71925 **ENGINEER** IN THE COUNTY OF LOS ANGELES DEPT OF REGIONAL PLANNING DENN ENGINEERS STATE OF CALIFORNIA 3914 DEL AMO BLVD., STE. 921 APR 1 9 2012 TENTATIVE FOR CONDOMINIUM PURPOSES TORRANCE, CA 90503 (310) 542-9433RECEIVED CS INDEX NO. DATE 3-15-12 GARY J. ROEHL R.C.E. 30826 3RD STREET 30, N 90°00'00"E o 204.50 TO FD 66.74 SPK&W FD SPK&W PER RS 233-1-2 N 90'00'00"E O TEL MH 187.00 120.26 LEGEND EXISTING BUILDING CONCRETE OAK TREE DRIP LINE-WOOD DECK • 106.76 EXISTING ELEVATION 700 / EXISTING CONTOUR EXIST BUILDING BLOCK WALL 30" OAK TREE----- X--- EXISTING FENCE BCR BEGINNING OF CURB RETURN CENTERLINE EASTERLY FOUND E'LY •207.66 FD FINISH FLOOR FIRE HYDRANT FH FLOW LINE GFF GARAGE FINISH FLOOR GAS METER GW **GUY WIRE** LEAD AND TAG MANHOLE MH N 90'00'00"E = PROPOSED MANHOLE NORTHERLY PROPOSED 10.00 PROPERTY CORNER CONC. SWALE PL, P/L PROPERTY LINE PP POWER POLE S&W SPIKE AND WASHER S'LY SOUTHERLY SPIKE 203.0 TW SSMH SANITARY SEWER MANHOLE STAKE STK STLT STREET LIGHT TOP OF CURB TC TOP OF WALL TW 203.63 GFF 13' EASEMENT FOR TOP OF DRIVEWAY APRON TX 13' EASEMENT FOR WESTERLY DRIVEWAY PURPOSES WATER METER DRIVEWAY PURPOSES EXIST BUILDING N N NOTE: ALL SETBACK DIMENSIONS SHOWN ARE MEASURED TO EXTERIOR SURFACE OF BUILDINGS UNLESS OTHERWISE NOTED. SET ON PROPERTY CORNERS. PLEASE REFER TO THE NOTATION ON THE PLANS FOR OFFSET W'LY LINE OF 203.9 RS 233-1-2 DISTANCES. IF THERE ARE ANY QUESTIONS, PLEASE DO NOT HESITATE TO CONTACT DENN 202.0 TW ENGINEERS FOR CLARIFICATION AT : (310) 542-9433, M-F 8:00 AM TO 5:00 PM. 213.15 • F+3' 203.40 GFF $\overline{\mathbf{m}}$ 23,730 SQ.FT. (VACANT LOT) (VACANT LOT) 202.62 GFF 201.0 TW F+5' EXISTING ZONING R-2 202.3 EXIST BUILDING 212.69 GFF • GENERAL PLAN CATEGORY 1 202.79 GFF PROPOSED DENSITY 12 DU/ACRE (SEE RESIDENTIAL INFILL STUDY) 200.0 TW F+6' FD WELL MON PER-**PROPOSED** EXIST BUILDING RS 233-1-2 RETAINING WALL **PROPOSED** RETAINING WALL PROPOSED SUBDIVIDER\OWNER CONC. SWALE BELLA ARCADIA DEVELOPMENT, LLC 414 MONTEREY BOULEVARD HERMOSA BEACH, CA 90254 **PROPOSED** SEWER LINE LEGAL DESCRIPTION PARCEL 2 OF CERTIFICATE OF COMPLIANCE NO. RLLA 2010 00020 RECORDED MAY 2, 2011 AS DOCUMENT NO. 20110628880, O.R. 197.0 TW F+6' MAX **PROPOSED** PROPOSED R/W LINE RETAINING WALL UTILITIES WATER: CAL WATER 196and of from the so res bares apprehisave successions POWER: SO. CAL EDISON 197.0 TW F+5' SEWER: L.A. COUNTY 191.30 TC S 36°23'30"E NOTES 16.33 ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
ALL UTILITIES ARE LOCATED IN ADJACENT STREETS
THIS IS A 7 UNIT CONDOMINIUM 189.93 TO 7.5' STREET PROJECT. DEDICATION 4. THERE IS NO OAK TREE ON THIS LOT FD WELL MON 5. ZONE: L.A. COUNTY R2YY PER RS 233-1-2 **FLOOD** FEMA MAP NO. 06037C2031F L&T NO TAG COMMUNITY NO. 065043 PANEL NO. 2031 F FLOOD ZONE: X FILL = 2,636 CU.YD.PROPOSED MANHOLE CUT = 878 CU.YDEFFECTIVE DATE: 9-26-2008 VICINITY MAP - TO EXIST. SEWER S-1709 10 - 358